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AMENDMENT**RECEIVED
CENTRAL FAX CENTER****OCT 31 2007****In the Claims**

Please amend the claims as follows:

1. (currently amended) A computer-implemented method for making a preliminary evaluation of the probability of approval of a real estate transaction comprising the steps of:
 - receiving identifying information comprising at least one of product type, collateral type, and geographic market;
 - determining whether the identifying information is acceptable;
 - if the identifying information is acceptable, receiving product specific information comprising at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income;
 - determining a probability that the real estate transaction will be approved based on the product specific information; and
 - presenting the probability for the preliminary evaluation of the real estate transaction.
2. (original) The method of Claim 1, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.
3. (original) The method of Claim 1, wherein determining whether the identifying information is acceptable comprises:
 - retrieving predetermined criteria from a data source; and
 - comparing the identifying information to the predetermined criteria.
4. (original) The method of Claim 1, wherein determining whether the identifying information is acceptable comprises determining a market hurdle for the transaction.
5. (original) The method of Claim 1, wherein determining a probability that the transaction will be approved comprises:
 - calculating a loan size array;

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calculating a minimum price curve;
calculating a maximum price curve;
calculating a proceed cutoff curve; and
determining the position of the amount of the product in relation to the minimum price curve, the maximum price curve, and the proceed cutoff curve.

6. (original) The method of Claim 5, further comprising the step of displaying the minimum price curve, the maximum price curve, and the proceed cutoff curve on a graph.

7. (original) A computer-readable medium having computer-executable instructions for performing the steps recited in Claim 1.

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8. (currently amended) A computer-implemented method for making a preliminary evaluation of the probability of approval of a real estate transaction comprising the steps of:
- receiving identifying information about the transaction;
 - determining whether the identifying information is acceptable;
 - if the identifying information is acceptable, receiving product specific information about the transaction;
 - determining a probability that the real estate transaction will be approved based on the product specific information; and
 - presenting the probability for the preliminary evaluation of the real estate transaction.
9. (original) The method of Claim 8, wherein the identifying information comprises a product type.
10. (original) The method of Claim 8, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.
11. (original) The method of Claim 8, wherein the identifying information comprises a collateral type.
12. (original) The method of Claim 8, wherein the identifying information comprises a geographic market.
13. (original) The method of Claim 8, wherein determining whether identifying information is acceptable comprises:
- retrieving predetermined criteria from a data source; and
 - comparing the predetermined criteria to the identifying information.
14. (original) The method of Claim 8, wherein determining whether the identifying information is acceptable further comprises determining a market hurdle for the transaction.

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15. (original) The method of Claim 8, wherein the product specific information comprises at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income.

16. (original) The method of Claim 8, wherein determining a probability that the transaction will be approved comprises:

calculating a loan size array;

calculating a minimum price curve;

calculating a maximum price curve;

calculating a proceed cutoff curve; and

calculating a position for a product amount in relation to the minimum price curve, the maximum price curve, and the proceed cutoff curve.

17. (original) A computer-readable medium having computer-executable instructions for performing the steps recited in Claim 8.

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18. (currently amended) A method for using an evaluator software module to determine whether to proceed with a real estate transaction comprising the steps of:

- inputting identifying information into the evaluator software module comprising at least one of product type, collateral type, and geographic market;
- comparing the identifying information to initial criteria using the evaluator software module;
- if the identifying information satisfies the initial criteria, inputting product specific information into the evaluator software module, the product specific information comprising at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income; and
- calculating receiving a range of acceptable prices for the real estate transaction based on the product specific information calculated using the evaluator software module.

19. (original) The method of Claim 18, further comprising determining a rating for the transaction based on the range of acceptable prices using the evaluator software module.

20. (original) The method of Claim 18, further comprising presenting a graph displaying the range of acceptable prices for the transaction using the evaluator software module.

21. (original) The method of Claim 18, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.

22. (original) The method of Claim 18, wherein comparing the identifying information to the initial criteria comprises:

- requesting the initial criteria; and
- comparing the identifying information to the initial criteria.

23. (original) The method of Claim 18, wherein calculating a range of acceptable prices for the transaction using the evaluator software module comprises:

- calculating a loan size array;
- calculating a minimum price curve;

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calculating a maximum price curve;
calculating a proceed cutoff curve; and
plotting the minimum price curve, the maximum price curve, and the proceed
cutoff over the loan size array.

24. (original) A computer-readable medium having computer-executable instructions
for performing the steps recited in Claim 18.

25. (currently amended) A method for using an evaluator software module to determine whether to proceed with a real estate transaction comprising the steps of:

- inputting identifying information about the transaction into the evaluator software module;
- comparing the identifying information to initial criteria using the evaluator software module;
- if the identifying information satisfies the initial criteria, inputting product specific information about the transaction into the evaluator software module; and
- ~~calculating~~ receiving a range of acceptable prices for the real estate transaction based on the product specific information calculated using the evaluator software module.

26. (original) The method of Claim 25, wherein the identifying information comprises a product type.

27. (original) The method of Claim 25, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.

28. (original) The method of Claim 25, wherein the identifying information comprises a collateral type.

29. (original) The method of Claim 25, wherein the identifying information comprises a geographic market.

30. (original) The method of Claim 25, wherein comparing the identifying information to initial criteria comprises:

- requesting the initial criteria; and
- comparing the initial criteria to the identifying information.

31. (original) The method of Claim 25, wherein comparing the identifying information to initial criteria further comprises determining a market hurdle for the transaction.

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32. (original) The method of Claim 25, wherein the product specific information comprises at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income.

33. (original) The method of Claim 25, wherein calculating a range of acceptable prices comprises:

- calculating a loan size array;
- calculating a minimum price curve;
- calculating a maximum price curve;
- calculating a proceed cutoff curve; and
- plotting the minimum price curve, the maximum price curve, and the proceed cutoff curve over the loan size array.

34. (original) A computer-readable medium having computer-executable instructions for performing the steps recited in Claim 25.

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35. (currently amended) A system for evaluating a real estate transaction comprising:
a server computer coupled to a client via a computer network;
a transaction evaluator software module running on the server and operable for receiving data describing the transaction, and calculating the price of the transaction for a range of proceed values, determining a probability that the real estate transaction will be approved based on the data describing the transaction, and presenting the determined probability to the client; and
a data source operable for supplying predetermined criteria for evaluating the transaction to the transaction evaluator software module.

36. (original) The system of Claim 35, wherein the client is operated by a loan originator to evaluate a real estate transaction.

37. (original) The system of Claim 35, wherein the client is operated by a customer to evaluate a real estate transaction.

38. (original) The system of Claim 35, wherein the data source contains investment appetites for an investor.

39. (original) The system of Claim 35, wherein the data source contains current market data.

40. (original) The system of Claim 35, wherein the data source contains weighting factors selected by an investor for desirable transactions.

41. (canceled)

42. (original) The system of Claim 35, wherein the transaction evaluator is operable for receiving identifying information comprising at least one of product type, collateral type, and geographic market.

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43. (original) The system of Claim 42, wherein the transaction evaluator is operable for comparing the identifying information to an initial criteria.

44. (original) The system of Claim 43, wherein, if the identifying information satisfies the initial criteria, the transaction evaluator is operable for receiving at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income.

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